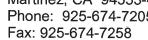
### CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-674-7205





## **AGENCY COMMENT REQUEST**

Ne request your comments regarding the attached ap	Date <u>June 13, language</u>
DISTRIBUTION	Please submit your comments to:
Internal	
Building InspectionGrading Inspection	Project Planner Dominique Vogelpon! Phone # 925 674 - 7888
Advance PlanningHousing Programs	E-mail Dominique Vogelach @dcd.cccounty.us
Trans. PlanningTelecom Planner	County File #
ALUC Staff HCP/NCCP Staff	The state of the s
APC Floodplain TechCounty Geologist	Prior to July 11, 2018
Health Services Department	****
Environmental Health Hazardous Materials	We have found the following special programs apply
Public Works Department	to this application:
Engineering Services (Full-size) X Traffic	Active Fault Zone (Alquist-Priolo)
Flood Control (Full-size)Special Districts	X Flood Hazard Area, Panel #
Local	00-dBA Noise Control
Fire District (Censington	No CA EPA Hazardous Waste Site
Consolidated – (email) fire@cccfpd.org	****
X Sanitary District Stege	AGENCIES: Please indicate the applicable code
XWater District ERMUD	section for any recommendation required by law or ordinance. Please send copies of your response to
City of El Cerrito	the Applicant and Owner.
School District(s)	Comments:NoneBelowAttached
LAFCO	
Reclamation District #	8
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
XMAC/TAC CMAC	· ·
Improvement/Community Association	
X CC Mosquito & Vector Control Dist (email)	
Others/Non-local	
CHRIS – Sonoma State	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
Additional Recipients	Print Name
	Signature DATE
	Agency phone #
EVISED 05/25/2017. TO PRINT MORE COPIES: G:\Current Planning\APC\APC	



# CONTRA COSTA COUNTY Department of Conservation & Development Community Development Division

		LAND USE PERM	IIT APPL	ICATIO	N STATES OF THE	
		TO BE COMPLETED BY	OWNER OF	R APPLICA	ANT	
OWNER Name	Kensington Polic Community Serv	e Protection & ices District	APPLICAN Name		lliam R. Glass, FAIA ass Associates, Inc.	
Address Public Safety Building, 217 Arlington Ave.			Address	ess 337 17th Street, Suite 100		
City, State/Zip	Kensington, CA	94707-1401	City, State/Zip Oakland, CA 94612			
Phone (510) 5	26-4141 email to	constantouros@kppcsd.org	Phone (	510) 914-3	8871 email wrglass@glassarchplan.com	
accrued interes	t, if the applicant doe billings are to be se	ay all costs, including any so not pay costs.  In to applicant rather than	By signing be this applicate within 30 da Applicant's	ion plus any ys of invoic	cant agrees to pay all costs for processing accrued interest if the costs are not paid ing.	
CONTACT PE	RSON (optional)		PROJECT	DATA		
Name	Applicant		Total Parcel S	Size:	51,975 S.F.	
Address			Proposed Nu	mber of Unit	s: N/A (Existing Community-Use Building)	
City, State/Zip	<del></del>		Proposed Sq	uare Footage	e: 4,430 S.F. (Existing & Proposed)	
Phone	email		Estimated Pro	oject Value:	\$1,250,000	
community ce - path of travel, but does not in	nter building origin and repair of hard oclude addition of a	ally built in 1955. Scope of w scape/landscape effected by any new square footage.	vork include: new work.	s site upgra Scope of v	s and energy upgrades to an existing _ ades relating to ADA parking and work includes new entry cover/canopy,	
	OFFICE USE ON	LY 🐠 FOR OFFIC	E USE ONL		FOR OFFICE USE ONLY	
Project descripton Modification Seign	y that pre-	wes and ADA		l of luse Ssibili	a Land use permit permit (LP86-2102) ity upgrades to the site.	
Property desc	ription: R D S	can Publo Por Lo	F H 3	SUBN	La	
Ordinance Ref.:		TYPE OF FEE	FEE	CODE	Assessor's #: 572-646-017	
Area: Kens	ington	*Base Fee/Deposit	\$ 2,780	s-029	Site Address: 59 Arlington	
Fire District: K	ensignation	Late Filing Penalty (+50% of above if applicable)	, -	S-066	Zoning District: R-6-TOV-K	
Sphere of Influen	ce: El Cerrito	1/2% est. value over \$100,000		S-029	Census Tract: 3 920	
		#Unitsx \$195.00			A D	
Flood Zone:		Sq. Ft. x \$0.20	15.00 /	S-014	Atlas Page: M-\)	
Panel Number:		Notification Fee Fish & Game Posting	30.00)	S-052	General Plan: PS	
x-ref Files: しく	86-5195	(if not CEQA exempt)	75.00	S-048	LP/DP Combination: YES  NO	
1	-26/1	Environmental Health Dept.	57.00	5884	Supervisorial District: 1	
		Other:			Received by: A. Richner	
Concurrent Files:		TOTAL	\$ 2,85	00, 8	Date Filed: 6/13/2018	
		Receipt	16.0	_		
*Additional fees based on time and if staff costs exceed base fee.			d materials will	be charged	File #LP 18-2017	

**INSTRUCTIONS ON REVERSE** 

REV 2-2012 G:\Current Planning\APC\APC Forms\CURRENT FORMS\Land Use Permit Front App.doc



# KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT

May 30, 2018

Aruna Bhat
Deputy Director, Community Development Division
Department of Conservation & Development
Contra Costa County
30 Muir Road
Martinez CA 94553

Subject:

Use Permit Amendment

Kensington Community Center

59 Arlington Avenue Kensington, CA 94707 APN 572-040-017

Dear Ms. Bhat:

This letter is provided in support of our application to amend the use permit for the Kensington Community Center. The application is being filed by William Glass, FAIA, Principal of Glass Associates, Inc., Architecture & Planning, on behalf of the Kensington Police Protection & Community Services District (KPPCSD).

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The Kensington Community Center was constructed in the 1950s and had a modest addition to it constructed in 1988. Originally nicknamed the "Youth Hut," it has served community groups and after-school programs as a meeting venue since its original construction. The parcel upon which it is located is one of several contiguous parcels owned by KPPCSD that provide general community and recreational uses to the Kensington community. The proposed project is primarily a long overdue seismic upgrade to the structure. The principal aspect of the seismic work is the removal of an existing un-braced concrete masonry wall and replacement of it with a steel frame and door & window wall. That, in turn, triggers ADA/accessibility upgrades to both site and building. The combination of the two offers the district the opportunity to include in the work an entry cover, which we refer to in the drawings as a canopy, to offer shelter to parents picking up children at the center and solar shading to the new window wall.

Mr. Glass and his associate, Farhat Daud, AIA, met with Planning staff two months ago to introduce the project. They were informed at the time that the proposed modifications to the building, which will not change the footprint or the use of the building, would, nonetheless, require an amendment to the use permit. We are prepared to proceed with that process, but seek your assistance and cooperation on two matters related to our application:

1) We were informed that the amendment process could take three-four months. We would appreciate any assistance you can provide to shorten the review time. The district has received the promise of a grant in support of ADA/access improvements to the site and building. That grant, however, expires at the end of the year. Any assistance you can provide to expedite the review so that, at least, the site ADA-related improvements can be constructed and completed before December 31, 2018, would be extremely important to being able to complete the entire project within our budget. For your information, the proposed improvements to the building and site have been the subject of numerous community meetings. The project has received overwhelming support from the community and approval by the KPPCSD Board.

217 Arlington Avenue • Kensington, California 94707-1401 • (510) 526-4141

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# KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT

May 30, 2018 Aruna Bhat, Deputy Director, Community Development Division Page 2 of 2

Indirectly related to the above is the understanding by those reviewing the project of the use of the parking lot along Arlington Avenue that falls partially within the parcel. This is less a Planning use permit issue than a Building Department accessibility review issue, but I include it here to reduce the number of communications required during the use permit amendment and eventual building permit application reviews. The parking lot along the Arlington is steeply down hill from the Kensington Community Center. ADA access between the two is not feasible. The lot is intended for use by community members frequenting the nearby library. There is also an agreement in place between the District and the Arlington Community Church to provide parking for the church. The lot is not intended to serve the Kensington Community Center. Parking for the center is adjacent to the building and limited by roadway configuration and topography to five spaces, including the ADA (van accessible) space. These spaces are being re-graded and re-striped to meet code within our proposed project. Additional parking is street parking only, provided along Kensington Park Road.

Thank you in advance for your consideration. Please feel free to contact me or Bill Glass with any questions you may have or for any further information you may need.

Very truly yours,

Kensington Police Protection & Community Services District

Tony Constantouros General Manager

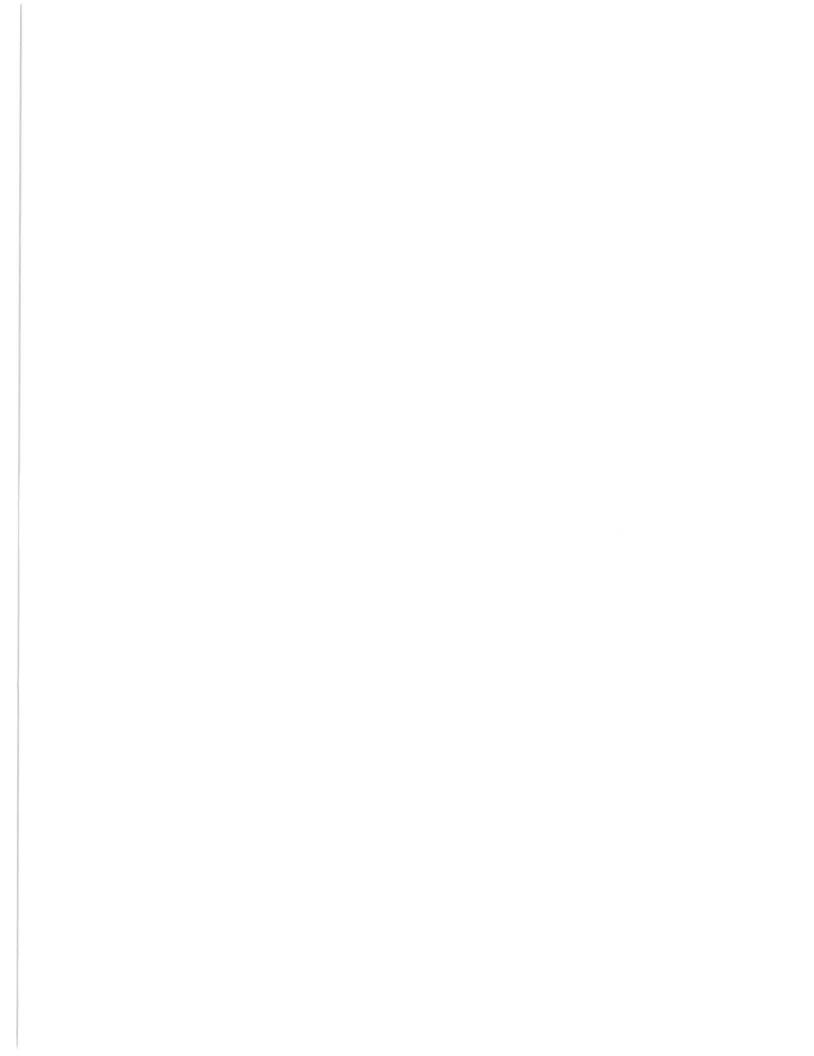
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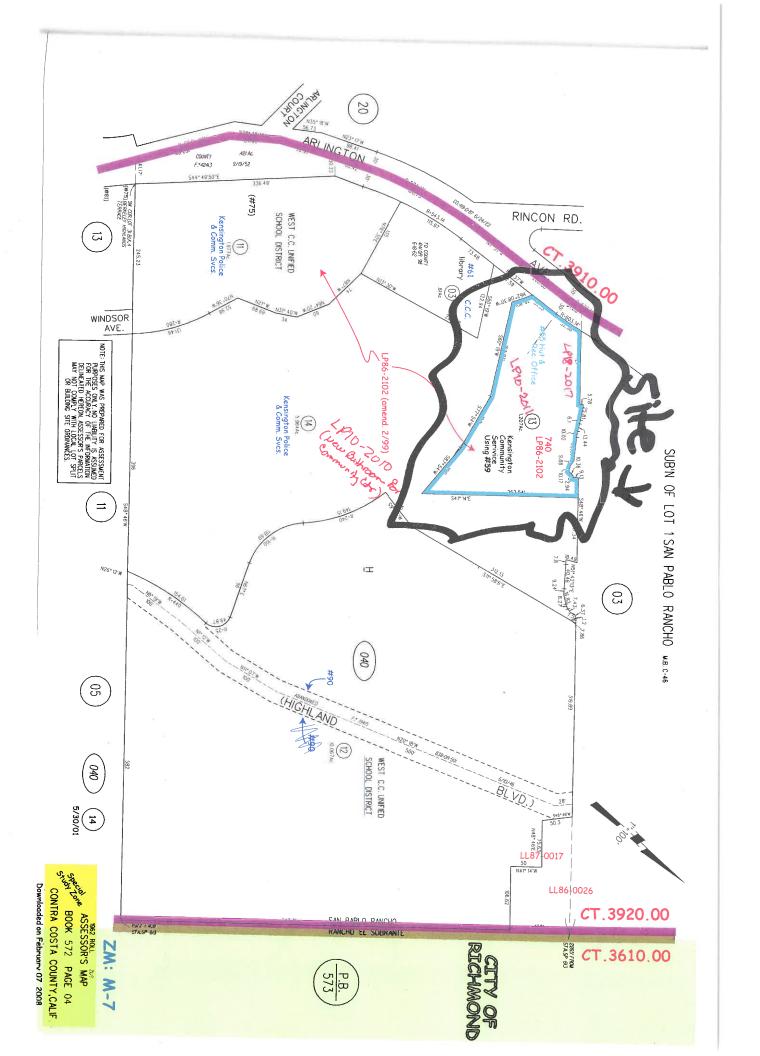
Keith Denison Planning Counter Services Manager Application & Permit Center Department of Conservation & Development

Judi Kallerman
Principal Plan Checker
Application and Permit Center
Department of Conservation & Development

Valerie Vallentyne Planning Technician Application & Permit Center Department of Conservation & Development

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## General Plan: Public



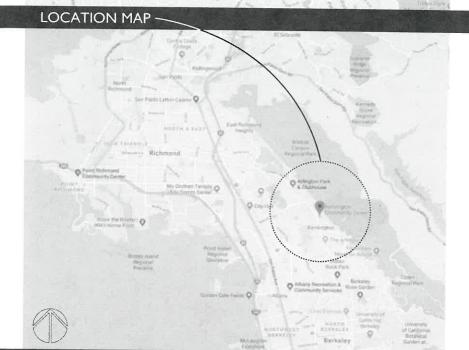
# Zoning: R-6-TOV-K



# Aerial Photo (2008)



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### PROJECT SCOPE SUMMARY

SEISMIC RETROFIT, ADA UPGRADES AND ENERGY UPGRADES TO AN EXISTING COMMUNITY CENTER BUILDING (APPROX. 4430 S.F.), ORIGINALLY BUILT IN 1955 OF CMU CONSTRUCTION WITH A 1988 ADDITION IN WOOD CONSTRUCTION, SCOPE OF WORK INCLUDES SITE UPGRADES RELATING TO ADA PARKING AND PATH OF TRAVEL, AND REPAIR OF HARDSCAPE/LANDSCAPE EFFECTED BY NEW WORK, SCOPE OF WORK DOES NOT INCLUDE ADDITION OF ANY NEW SQUARE FOOTAGE.

### **CODE INFORMATION**

OCCUPANCY: A-3

SETBACKS:

EXISTING FLOOR AREA: 443

NEW FLOOR AREA: 4430 S.F. (NONE ADDED)

BUILDING HEIGHT: 14'-

CONSTRUCTION: TYPE V-B

### PROJECT DIRECTORY

### OWNER

Kensington Police Protection & Community Services District

Tony Costantouros, General Manager 217 Arlington Avenue Kensington, CA 94707 TCostantouros@kppcsd.org 510-526-4141

CONSULTANTS
Architects:

Glass Associates, Inc. Architecture & Planning 337 17th Street, Suite 100 Oakland, CA 94612 Attn: William R. Glass, FAIA, Principal wrglass@glassarchplan.com (510) 788-5888

### Structural Engineers:

IDA Structural Engineers 1629 Telegraph Avenue, Suite 300 Oakland, CA 94612 Attn: Steven DeJesse, S.E., President srdejesse@ida-se.com 510-834-1629 CONSULTANTS (cont.)

### Mechanical Engineers:

Eddie Padilla Consulting Engineers Inc. 274 Devonshire Street Vallejo, CA 94591 Attn: Eddie Padilla, P.E., Principal eddie padilla@comcast.net 707-980-4049 Electrical Engineers:

Bay Area Consulting Engineers 311 California Street, Suite 720 San Francisco, CA 94104 Attn: Lito Magbitang, Principal Lito@bacengineers.com (415) 788-6388

#### Energy Consultant:

Paul Welshmeyer Architects Energy Consultants 37735 Second Street The Niles District Fremont, CA 94536 Attn: Paul Welshmeyer, AIA, Principal paul@pwaec.com 510-825-0783 BEFORE & AFTER VIEWS



# **Existing Building**

Proposed Entry Cover/Canopy –

Proposed Folding Door Window Wall

**Proposed Revisions** 

Seismic Upgrades and Building Alterations

# Kensington Community Center

59 Arlington Avenue Kensington, CA 94707 for the Kensington Police Protection & Community Services District

GLASS Associates, Inc.

337 17th Street, Suite 100 Oakland, CA 94612

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T. 510.788.5888

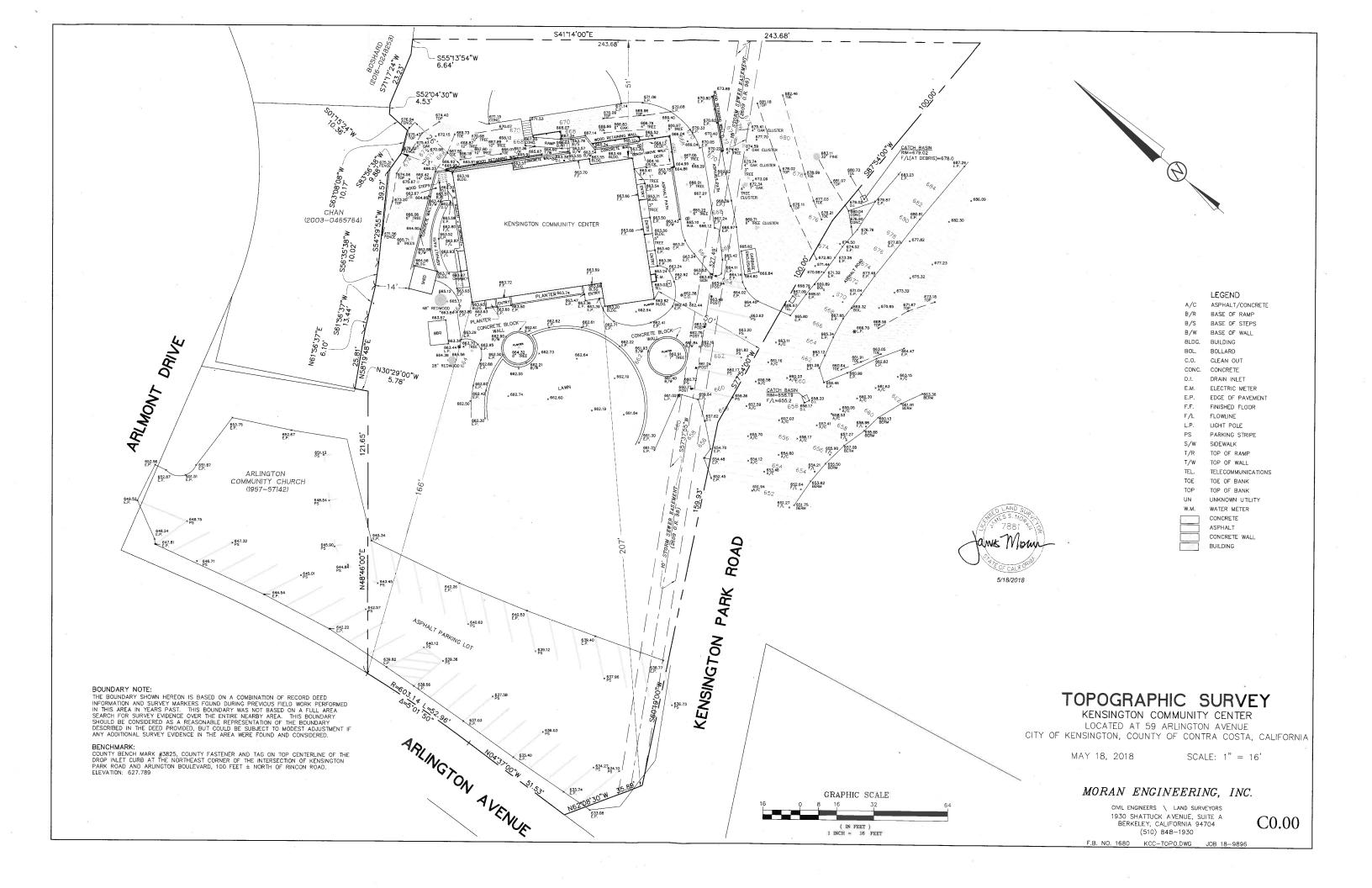
CONSULTANT

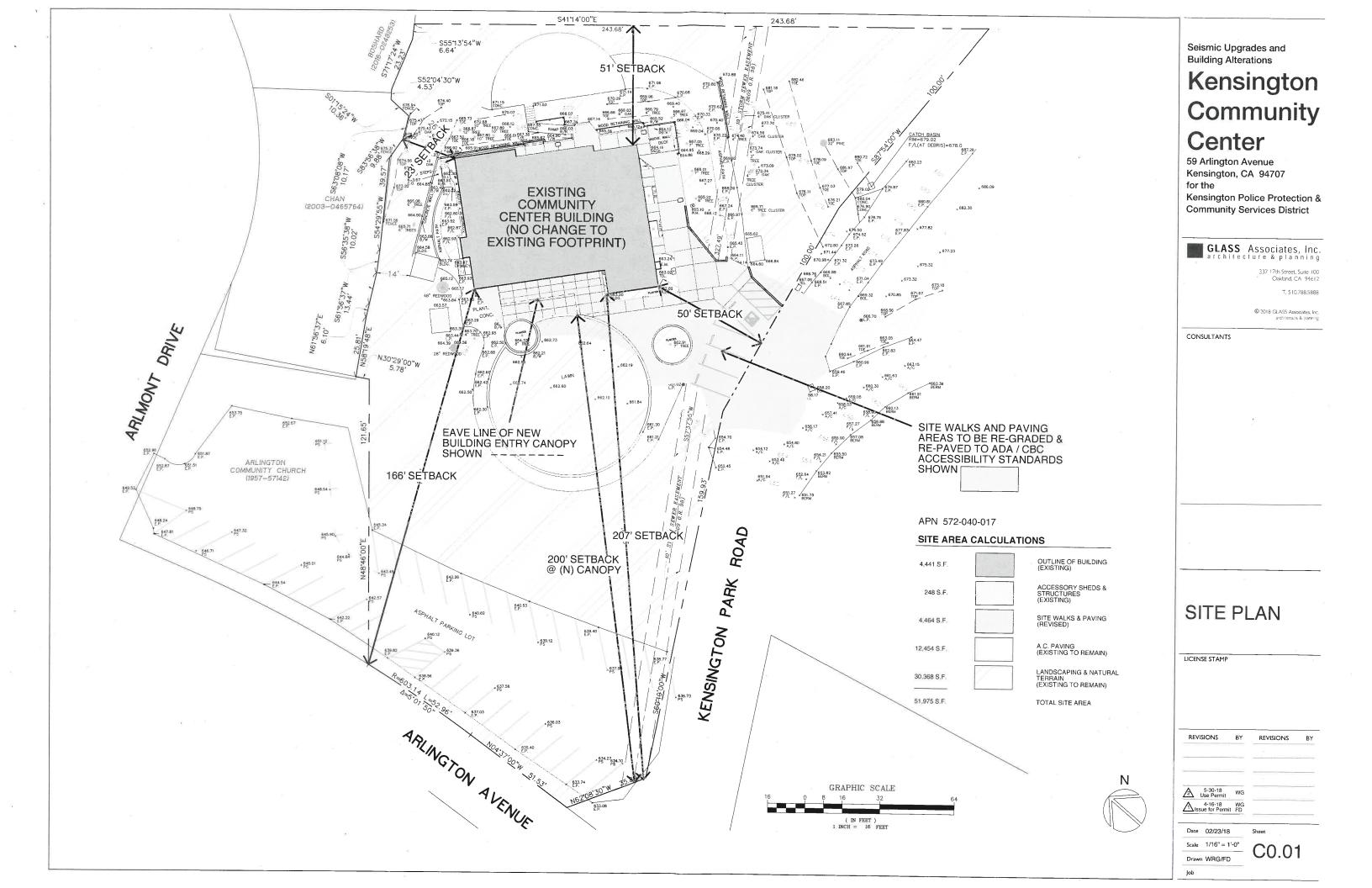
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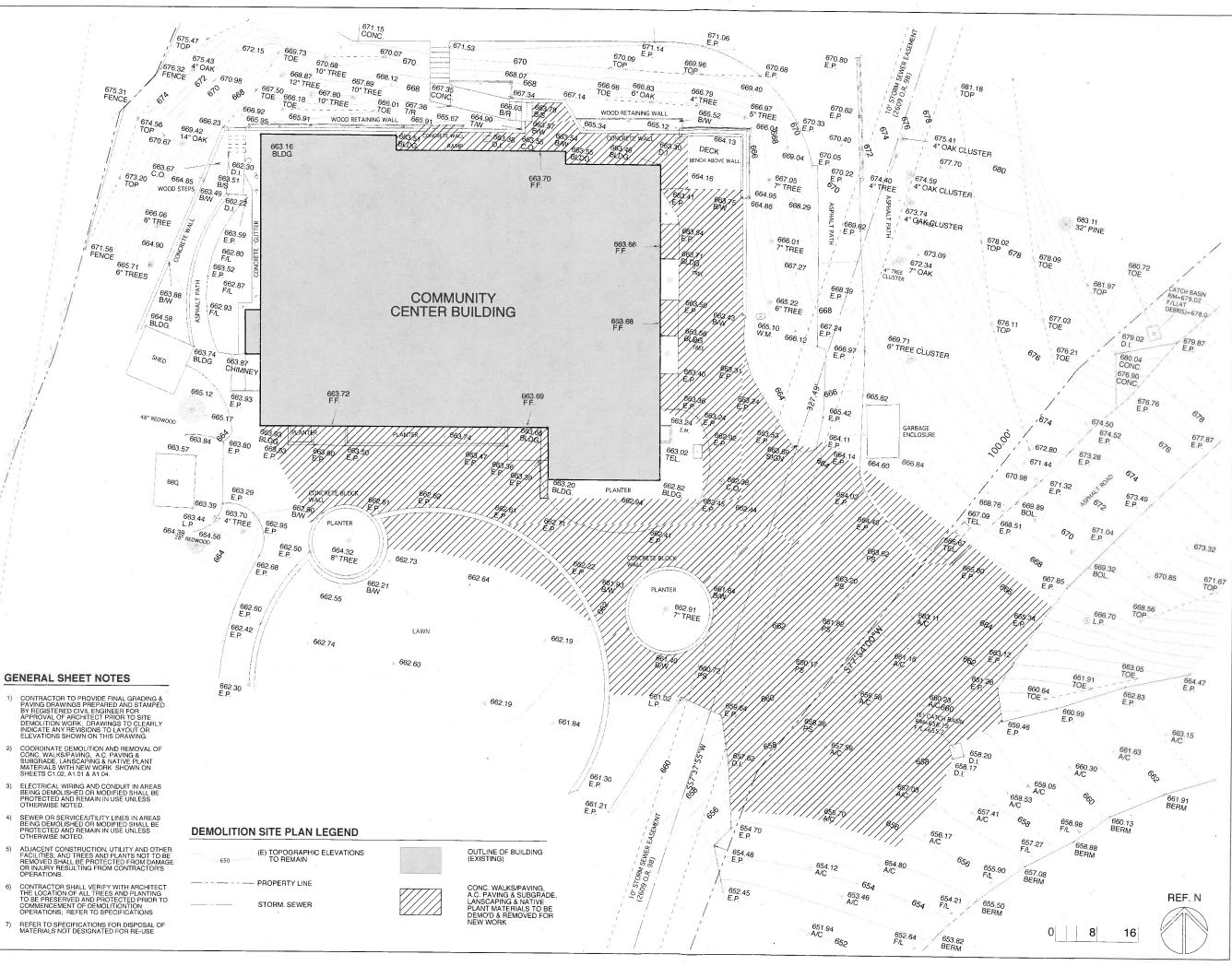
INDEX, LOCATION MAP, SCOPE SUMMARY, CODE INFORMATION, BEFORE & AFTER VIEWS, VICINITY MAP & PROJECT DIRECTORY

LICENSE STAMP

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# Kensington Community Center

59 Arlington Avenue Kensington, CA 94707 for the Kensington Police Protection & Community Services District

### GLASS Associates, Inc.

337 17th Street, Suite 100 Oakland, CA 94612 T. 510.788 5888

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# EXISTING SITE & DEMOLITION PLAN

LICENSE STAMP

REVISIONS BY REVISIONS BY

S-30-18
Use Permit WG

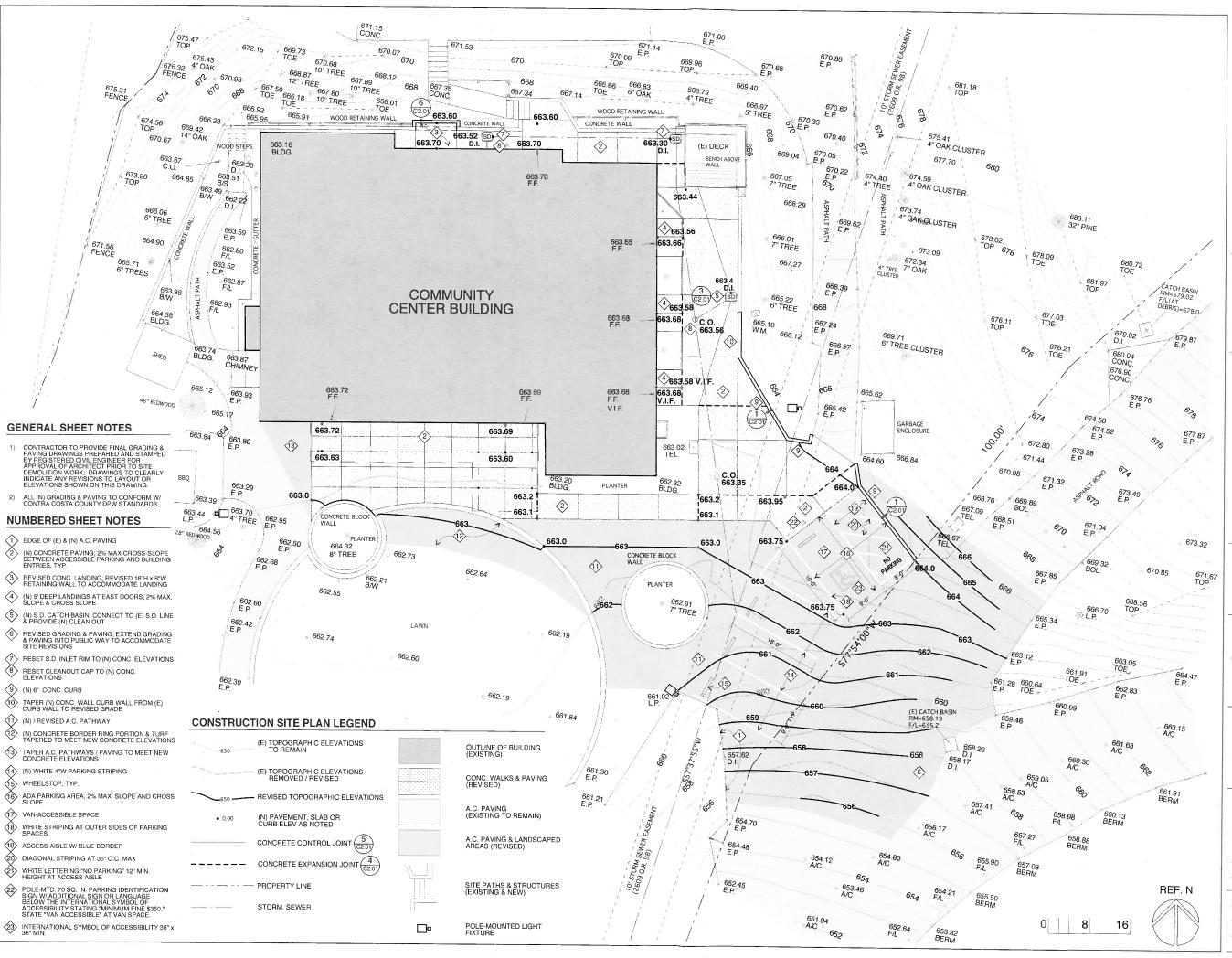
4-16-18 WG
Issue for Permit FD

Date 02/23/18

Scale 1/4" = 1'-0"

Drawn WRG/FD

C1.01



# Kensington Community Center

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### SITE CONSTRUCTION PLAN

LICENSE STAMP

REVISIONS BY REVISIONS BY

5-30-18 WG
Use Permit WG

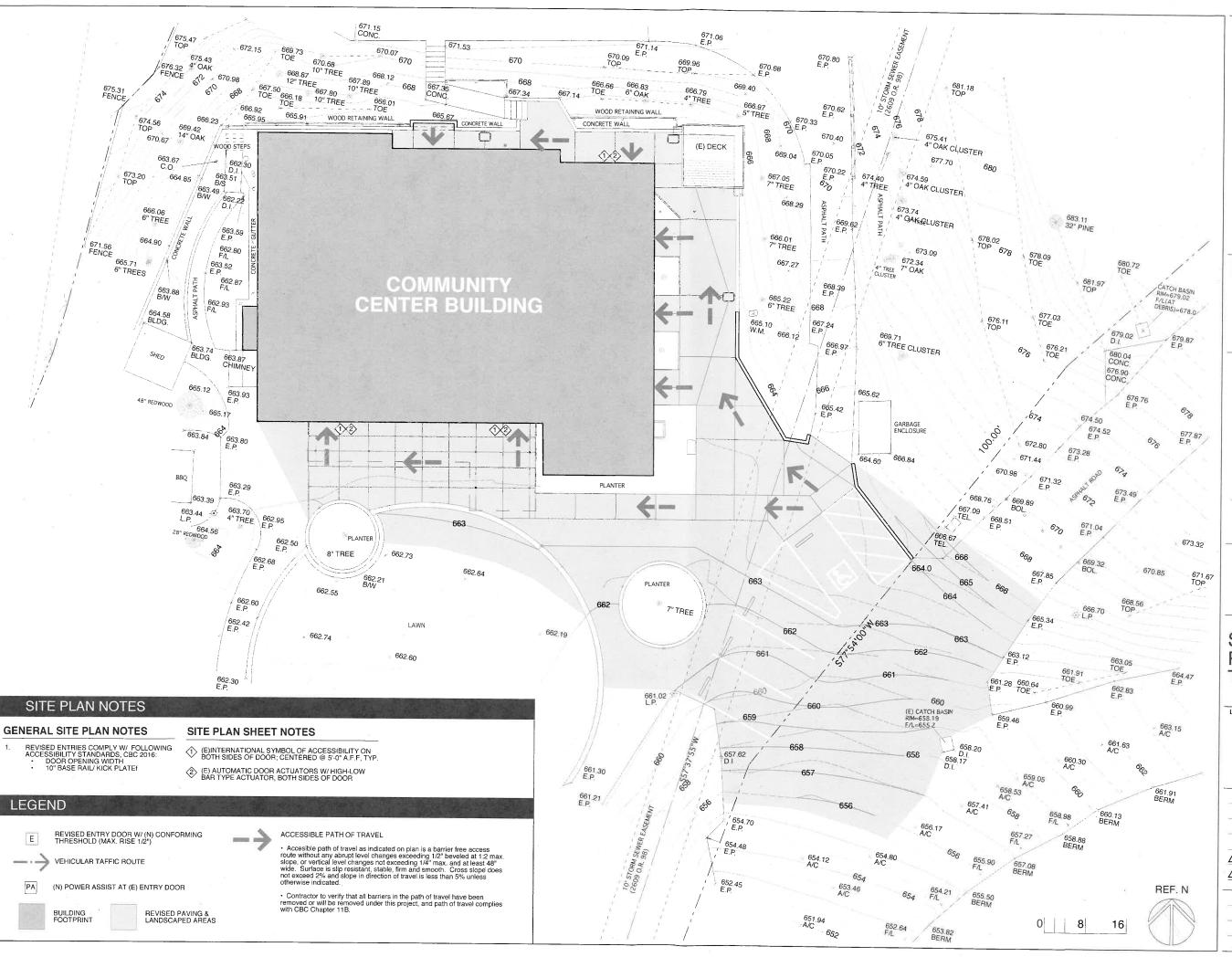
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Issue for Permit FD

Date 02/23/18 Sheet

Scale 1/4" = 1'-0"

Drawn WRG/FD

C1.02



# Kensington Community Center

59 Arlington Avenue Kensington, CA 94707 Kensington Police Protection & Community Services District

# GLASS Associates, Inc.

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### SITE **PATH OF** TRAVEL PLAN

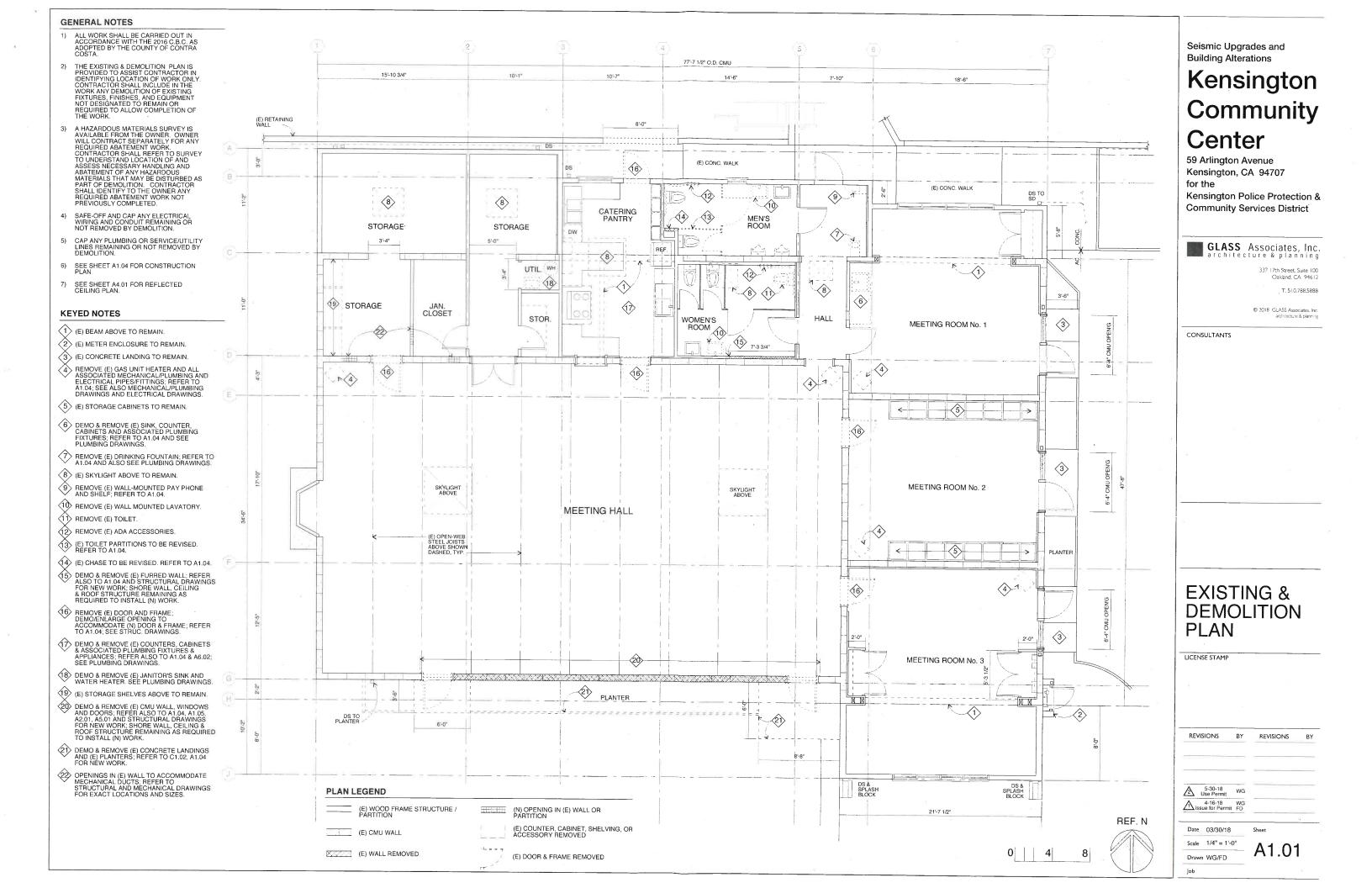
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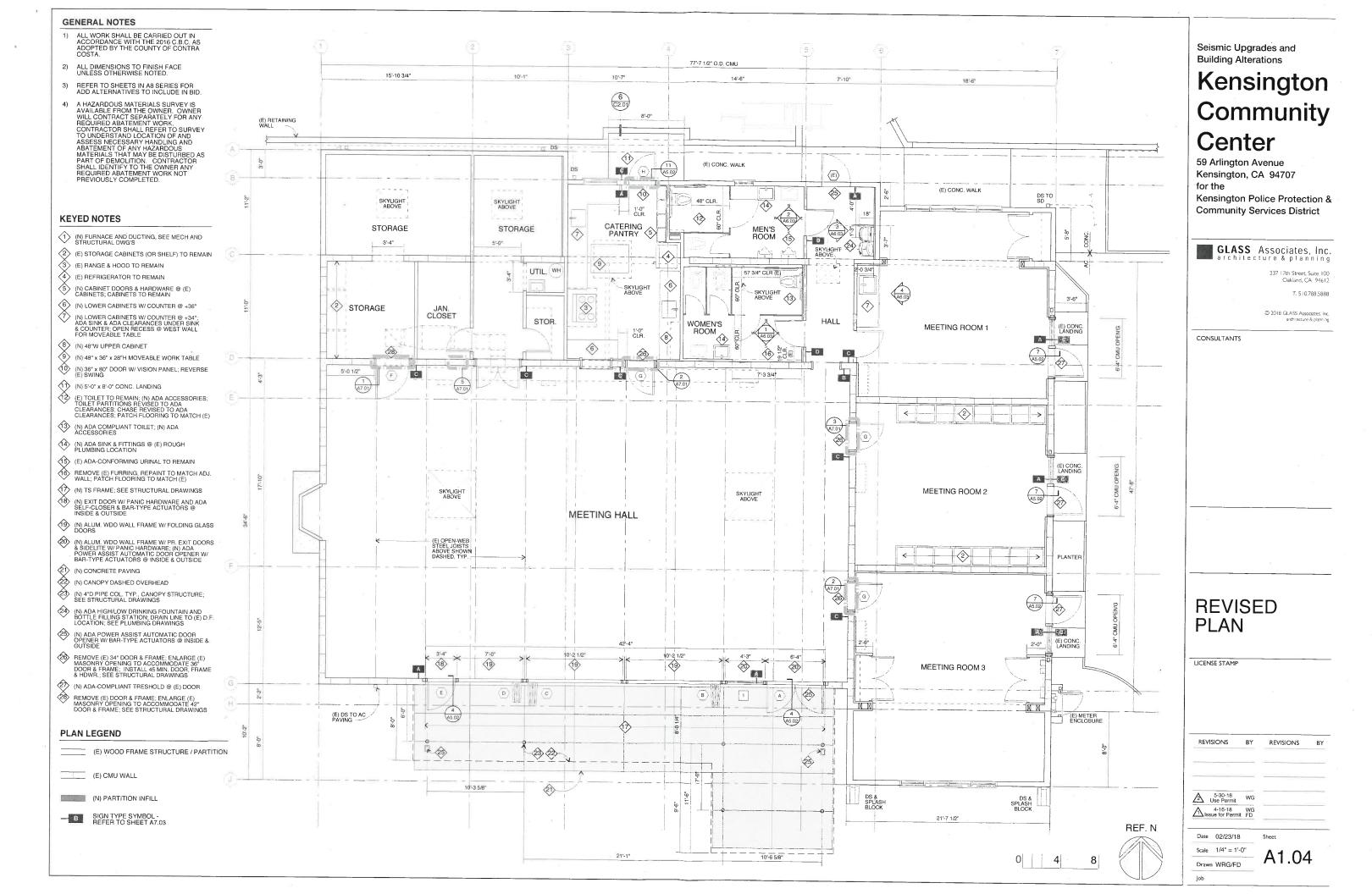
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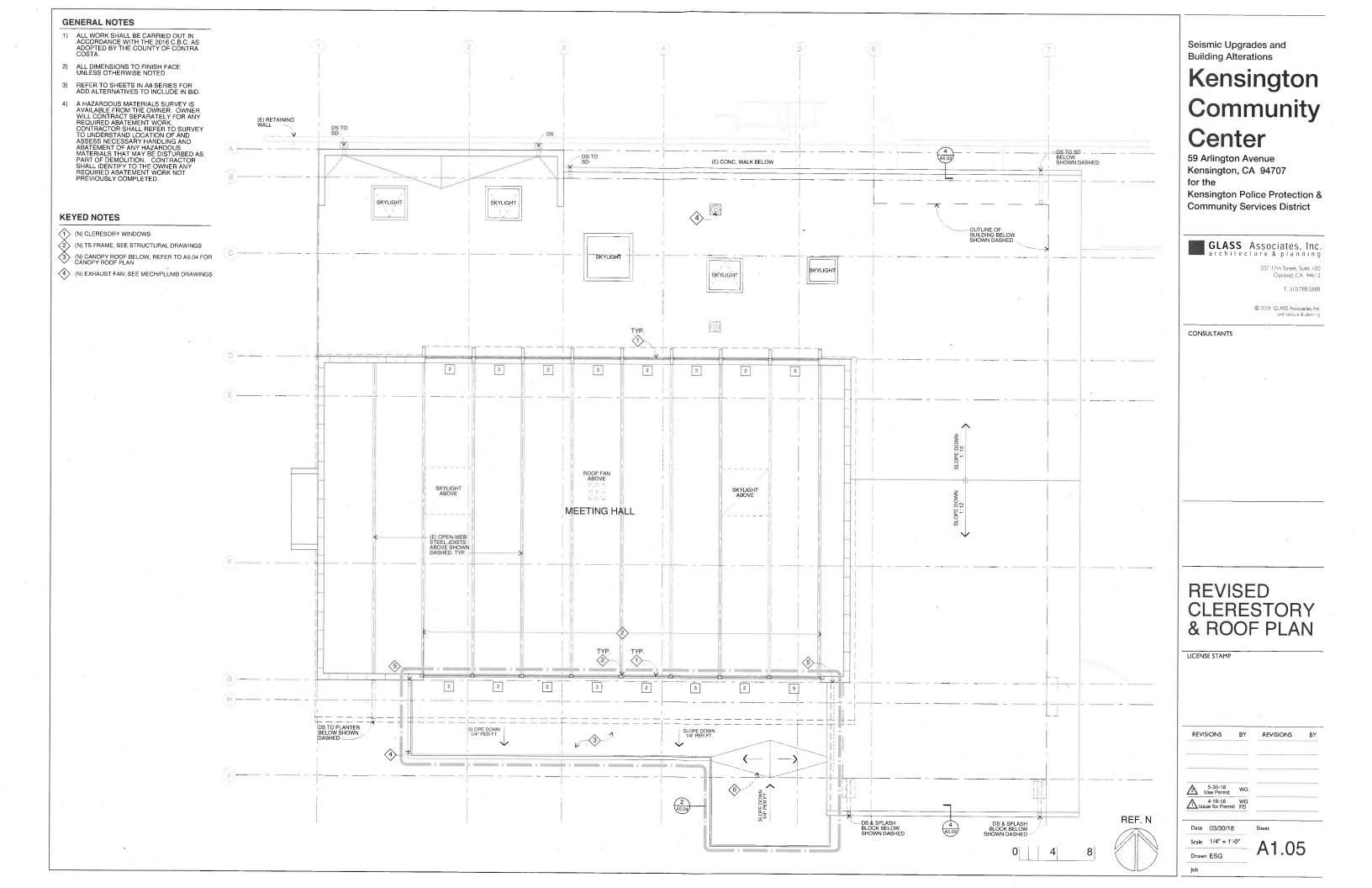
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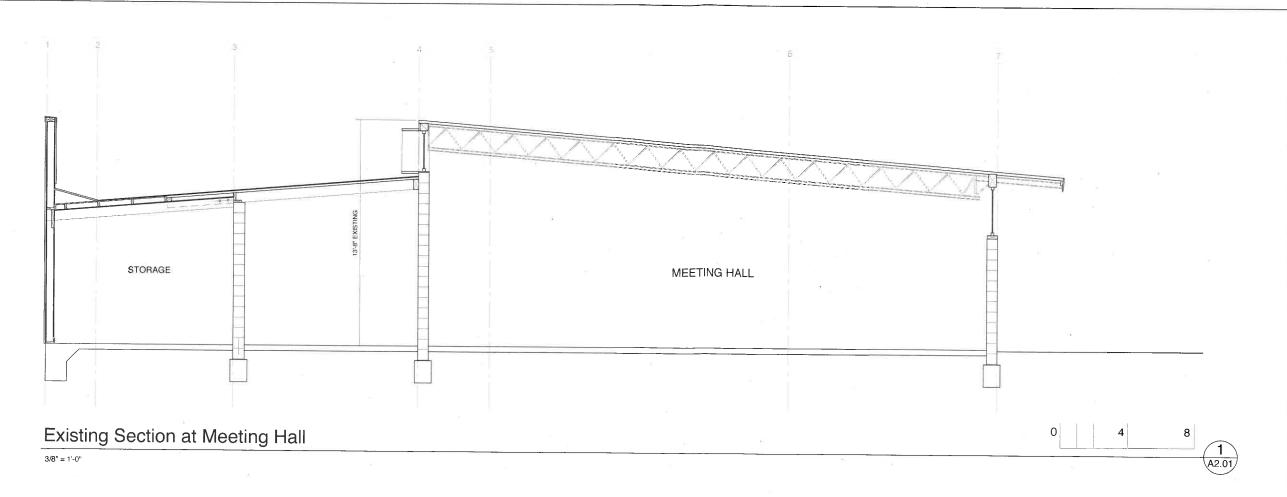
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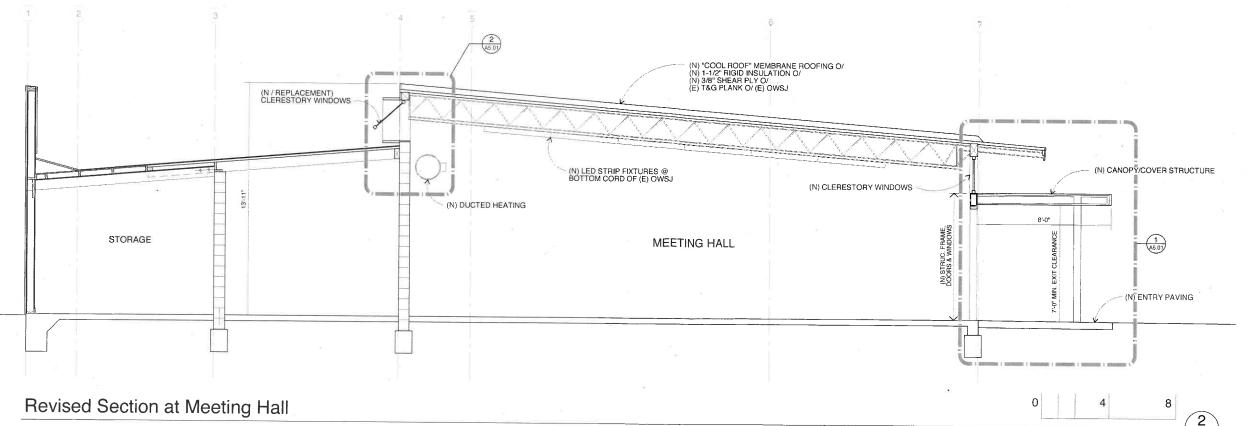
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# Kensington Community Center

59 Arlington Avenue Kensington, CA 94707 for the Kensington Police Protection & Community Services District

# GLASS Associates, Inc.

337 | 7th Street, Suite 10 Oakland, CA 9461

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CONSULTANTS

### BUILDING SECTIONS

LICENSE STAMP

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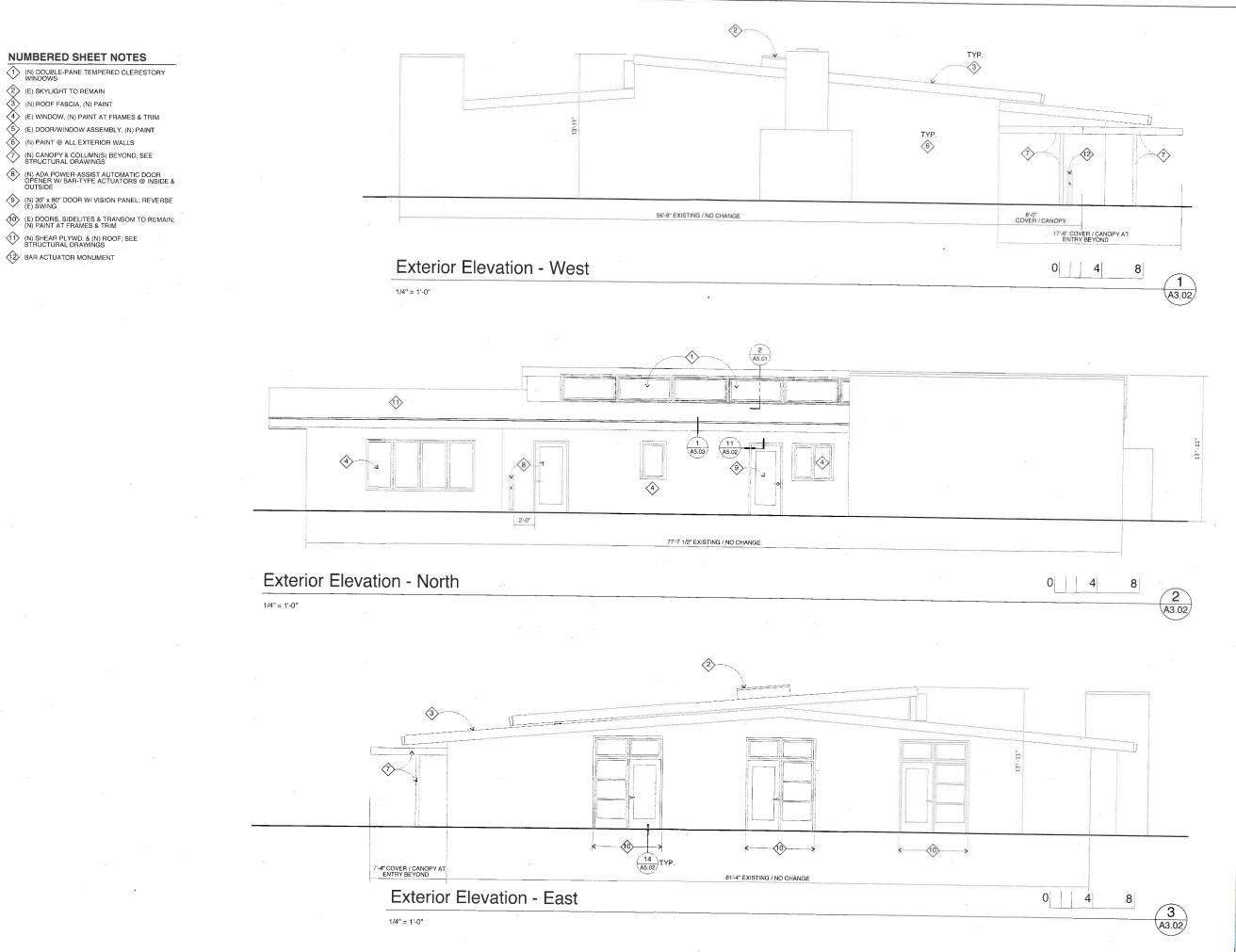
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Date 03/30/18 Sheet

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3/8" = 1'-0"



# Kensington Community Center

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EXTERIOR ELEVATIONS

LICENSE STAMP

Date 02/23/18

Scale 1/4" = 1'-0"

Drawn FD

A3.02